



BOARD OF ADJUSTMENT MEETING
CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, 2/24/2016
2:00 p.m.

Call to Order
Pledge of Allegiance
Roll Call

1. **Changes to the Agenda** – Agenda items to be added, moved or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order.
2. **Audience Comments** – Comments shall be limited to three minutes per person to issues not on the agenda.
3. **Minutes for Acceptance**

1/27/2016

4. Public Hearing

- I. Case 2015-0068: 3216 El Centro, #A – Applicants request a variance to Section 12.7(a) of the Land Development Code to allow for construction of an elevator and interior walkway within the required side yard setback.

5. Adjournment

APPEAL

If a person decides to appeal any decision made at this meeting, he or she will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) The City does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

AMERICANS WITH DISABILITIES ACT

In Accordance with the American's with Disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact City Hall at (727) 367-2735 no later than (4) days prior to the meeting for assistance. The public is cordially invited to attend. All agenda material is available for review at City Hall.

BOARD OF ADJUSTMENT MEETING

MINUTES

JANUARY 27, 2016

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
David Littell, Vice Chairman
Sandie Lyman, Member
Tom DeYampert, Member
Laurie Vallett, Member

ALSO PRESENT:

Jennifer Bryla, Community Development Director
Mike Larimore, Zoning Tech II
Chelsey Welden, Planner II
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

Chairman Skipper asked for audience comments in regard to items that were not on the agenda. There were no audience comments.

3. Minutes for Acceptance – 12/16/2015

Member Vallett made a motion to approve the minutes from the December 16, 2015 meeting. The motion was seconded by Member Lyman and unanimously approved by a roll call vote (5 yeses – 0 nos).

4. Public Hearing

a. Case 2015-0067: 1801 Gulf Way – Applicant requests a variance to Section 11.7(a) of the Land Development Code to allow for reconstruction of stairs and placement of air conditioning units within the required front and rear yard setback.

Mike Larimore gave Staff's presentation to the board. Staff's recommendation was to approve the variance.

Chairman Skipper asked the applicant to come forward and to state their name and address.

Carol Markovich, 5129 80th Lane North, St. Petersburg, Florida 33709, manager of Camelot-by-the-Sea Condo Association, spoke in favor of the variance.

Chairman Skipper asked if anyone would like to speak on behalf of the applicant. There were no comments.

Chairman Skipper asked if anyone would like to speak in opposition of the application. There were no comments.

Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members.

Chairman Skipper stated he had failed to ask for public comment earlier and asked for public comment at this time. Hearing none, Chairman Skipper closed the public hearing portion and asked for further discussion among the Board members.

Member Vallett made a motion to approve Variance Case No. 20150067 as requested. The motion was seconded by Member Lyman. The motion was unanimously approved by an individual roll call vote, (5 yeses – 0 nos).

a. Case 2015-0068: 3216 El Centro, #A – Applicants request a variance to Section 12.7(a) of the Land Development Code to allow for construction of an elevator and interior walkway within the required side yard setback.

Mike Larimore gave Staff's presentation to the board. Staff's recommendation was to explore other options.

Chairman Skipper asked for the applicant or agent to come forward and to state their name and address.

Susanne Ward, 3216 El Centro, #A, homeowner, spoke in favor of the variance.

Chairman Skipper asked if anyone would like to speak on behalf of the applicant. There were no comments.

Chairman Skipper asked if anyone would like to speak in opposition of the application.

Mark Chmielewski, 1900 Brightwaters, St. Petersburg, spoke in opposition to the variance on behalf of Katherine Chmielewski, 3214 El Centro.

Chairman Skipper asked if anyone would like to speak on behalf or in opposition of the application. Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members.

Member DeYampert made a motion to continue Variance Case No. 20150068 to February 24, 2016 to allow the applicants to obtain and present more detailed drawings and other alternatives to include layout drawings for the house. The motion was seconded by Vice Chairman Littell. The motion was unanimously approved by an individual roll call vote, (5 yeses – 0 nos).

b. Case 2016-0001: 3815, 3855, 3859 Gulf Blvd. – Applicant requests a variance to Section 6.11(d)(1) of the Land Development Code for a temporary use permit extension.

Ms. Welden, Planner II, gave Staff's presentation to the board. Staff's recommendation was to deny the variance.

Chairman Skipper asked to hear from the applicant. Ms. Bryla, Community Development Director, informed Chairman Skipper that the applicant, Beth Morean, was not able to attend but had requested that her e-mail be read into the record during the meeting. Ms. Bryla read the e-mail received from Ms. Morean on 1/27/16.

Chairman Skipper asked if anyone would like to speak on behalf of the applicant.

Keith Overton, 7870 10th Avenue South, St. Petersburg, Florida, President of TradeWinds Resorts, spoke in favor of the variance.

Tom Robertson, General Manager for the Hotel Zamora, spoke in favor of the variance.

Stephen Cummings, General Manager for the Loews Don CeSar Hotel and the Beach House Suites, spoke in favor of the variance.

Christopher Hollands, 3606 ½ Gulf Boulevard, spoke in favor of the variance.

Chairman Skipper asked if anyone would like to speak in opposition of the application.

Melissa Blasingame, 4103 Gulf Boulevard, #208, St. Pete Beach, 33706, spoke in regard to a better job being performed in policing the trash and keeping the area consistently clean.

Chairman Skipper asked if anyone else would like to speak in opposition of the application. Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members.

Vice Chairman Littell made a motion to approve Variance Case No. 20160001 with the following conditions: 25-foot setback on the north and south sides which will have no parking and no other amenities; controlled access to hotel employees only; landscaping, 3-foot hedge along the Gulf Boulevard property right-of-way line, the north property line and along the buffer line; non-commercial use; adequate trash receptacles; and granted for a maximum of two years. The motion was seconded by Member Lyman. The motion was unanimously approved by an individual roll call vote, (5 yeses – 0 nos).

5. Adjournment

There being no further business before the Board, the meeting was adjourned at 3:15 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Paul Skipper, Chairman

Minutes approved on: _____



St. Pete Beach Board of Adjustment

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

2/24/15

**Variance Case
#2015-0068**

Applicant/Agent
Susanne & Michael A.
Ward, Homeowners

Location
3216 El Centro St, #A

**Commission
District**
District 4

Staff Representative
Mike Larimore,
Zoning Tech II

- Findings**
1. Denial would not deprive applicant of proposed use of property.
 2. Does not alter district boundary, create a non-conforming use, increase density or allow a use not permitted in the district.
 3. The variance is in general harmony with the Land Development Code.

ITEM SUMMARY:

Code Item	Requirement	Existing Condition	Proposed
Side Yard Setback Requirement (12.7.a)	10% of lot width (10 feet)	10 feet	5 feet

Applicant requests a variance to Section 12.7 (a) of the Land Development Code (LDC) to allow for construction of an elevator and interior walkway within the required side yard setback.

Existing Use: Multi-Family Residential

Proposed Use: Multi-Family Residential

Adjacent Uses

North: Multi-Family Residential (Unit #B)

South: Single-Family Residential (3214 El Centro St.)

East: Infrastructure (El Centro St.)

West: Preservation (Beach & Dune)

The Applicants request this variance in order to allow for construction of an elevator with an interior connection. The Applicants state that health issues are their primary reason for their desire to build an elevator. The subject unit is Unit #A which is the southernmost unit of the triplex. The Applicant states that an identical variance was granted for the northernmost unit, Unit #C, in 2004 (BoA Case #2004-0027). The Applicants state that the same architect/designer employed for the design of the elevator for Unit #C will be employed to create an identical elevator for Unit #A if the variance is granted. The plans for the past elevator were submitted by the Applicants and are included as an attachment for this variance request.

As an important note, while a similar past variance was granted, the Applicants must prove hardship in this case and the Board must use only the information presented in this case to reach a decision.

Staff Recommendation Exploration of other options	PUBLIC NOTICE: Notice of public hearing has been advertised as required by State Statutes. One (1) written letter of opposition has been received. Oral and written comments may be presented at the public hearing. COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE: The subject property is zoned Residential Medium (RM) which allows for attached multi-family residential. There is no language in either the Comprehensive Plan or Land Development Code that precludes the construction or use of a residential elevator. STAFF RECOMMENDATION: Staff recommends the Applicants explore other options – The lack of allowable buildable area due to the original construction of the building is not peculiar nor a basis for the granting of a variance. Additionally, the scale of the proposed construction may have ill effects on the neighboring residential property. Staff recommends the Applicants explore other interior mobility options. <u>Attachments:</u> A) Relevant Code Sections B) Aerial Photo C) Site Photos D) Narrative E) Variance Application F) Survey G) Site Plan H) One (1) Letter of Opposition
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Attachment A:

Sec. 12.7. – Minimum yard requirements.

The minimum yard requirements for principal structures in the RM Residential District are as required in this section. No structures shall be permitted seaward of the city's coastal construction and excavation setback line.

- a) Residential dwellings.
 - a. Front yard: 20 feet.
 - b. Secondary front yard: ten feet.
 - c. Side yard: Ten percent of the lot width.
 - d. Rear yard: 20 feet.

[illegible]

Attachment C:



Above: Subject property facing west

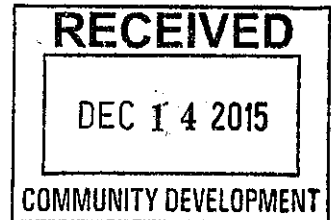
1

Attachment D.

We are Susanne & Michael A. Ward, and we live at 3216 El Centro St S # A, St Pete Beach.

The variance - we are requesting - would allow us to install an elevator and a hallway for the elevator on the south side of the existing structure. The elevator will be three stories to accommodate all the floors of the existing residence. The Hallway to access the elevator will be on the first floor only. The proposed elevator shaft and hallway will be a mirror image of the 3216 El Centro # C addition, for which a variance was granted in 2004.

The proposed elevator is a medical necessity. Husband- a former marathon runner - who has growing knee problems climbing stairs - and elderly parent (92 years old) & family members no longer able to climb stairs.



VARIANCE APPLICATION

Case Number: 20150068

PROPERTY FOR PROPOSED VARIANCE

Legal Description: PASS-A-GRILLE TOWNHOUSES CONDO UNIT A
Parcel ID: 07 32 16 67779 000 0010
Address: 3216 EL CENTRO ST S # A ST Pete Beach FL 33706
Current Zoning: RES. CONDO FLUM Designation: RM Lot Area: 0010
Existing Use: RESIDENTIAL Proposed Use: NO CHANGE

APPLICANT/AGENT:

PROPERTY OWNER:

Name: SUSANNE & MICHAEL A. WARD Name: SUSANNE & MICHAEL A. WARD
Address: 3216 EL Centro ST S # A Address: 3216 EL Centro ST S # A
City: ST Pete Beach State: FL City: ST PETE BEACH State: FL
Zip: 33706 Phone: 727-5048848 Zip: 33706 Phone: 727-5048848
Email: FLORIDASUS @ AOL.com Email: FLORIDASUS @ AOL.com

DETAILS OF THE REQUEST: Cite code sections for which variance is requested: (Add additional sheets if necessary)

Variance request to Section 12.7 requirements of
10% of lot width (10 feet) to permit a reduction
to 5 feet for an elevator and elevator hallway
addition - an addition already granted (variance)
and in place for 3216 EL CENTRO ST S # C.

Attach the following supporting documentation to this application:

- Recent survey of the property
- A site plan, drawn to scale, illustrating the proposed variance

see additional sheet
attached (!).

This completed application, together with all required supporting documents and fees, shall be submitted by 12:00 noon on the stated filing date for the Board of Adjustment. Failure to do so will delay your application to a later date. If any materials are missing or

any part of this application is left blank, staff may refuse the application until such time as it is completed by the applicant. SW (applicant's initials)

Application Checklist:

Check here if document is attached	Required Document
<u>SUBMITTED VIA EMAIL</u>	Recent Survey of the property illustrating all boundaries, easements, and physical improvements.
<u>- 11 -</u>	Site Plan drawn to scale showing proposed deviations of the code.

In order for an application for a variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Conditions and circumstances exist that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same zoning district which have complied with these regulations without hardship.

After extensive communications with building contractors it has been established that the option of an upper elevator would cause significant damage disruption & structural problems which significantly intrude on the living space, which would completely reduce the quality of life. Some conclusions made by unit C (2004).

2. The strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building.

FOR MEDICAL REASONS. See attached additional sheet.

3. The peculiar conditions and circumstances are not the result of the actions of the applicant.

NO

4. The proposed variance will not have the effect of changing any district boundary on the zoning map.

No

5. The variance shall not permit a non-conforming use or permit a use not specifically permitted in the zoning district.

No

6. The variance shall not increase density or intensity over that which is permitted in the Comprehensive Plan.

No

7. The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The Variance - we are requesting - is a medical necessity. The use is for residential purpose only.

8. The variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.

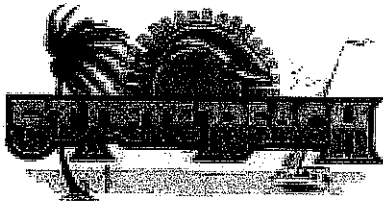
Yes - The variance - we are requesting - would put the side of the proposed elevator shaft and hallway 5 feet 2 inches from the existing wall on south property line. A variance already granted in 2004 to 3246 EL Centro ST S # C - 1st Floor Beach

Signature of Applicant *[Signature]* Date *12/14/15* Signature of Authorized Agent *[Signature]* Date *12-14-15*

For office use only:

Hearing Date: _____ Fees: _____

Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued



Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida

I/WE

(print name of property owner)

hereby authorize

(print name of agent)

to represent me/us in an application for

(type of application: variance, conditional use, zoning, etc.)

Signature of Owner

Signature of Owner

Print Name of Owner

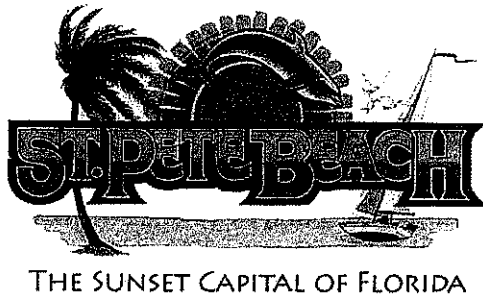
Print Name of Owner

The forgoing instrument was acknowledged before me this _____ day of _____
2015, by _____ who is personally known _____
or produced _____ as identification.

(Notary Signature)

(Date)

My Commission Expires _____



Community Development
Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727.363.9241
www.stpetebeach.org

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

- W I understand that the City will not accept or process an incomplete application.
- W I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.
- W On all variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.
- W I understand that if a variance is approved by the BOA/City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board/City Commission becomes voided.
- W I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.
- W I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.
- W I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages

W. Ward
Signature of Applicant

12-14-15
Date

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Susanne Ward, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision.

S. Ward

(signature of applicant or applicant's representative)

S. WARD

(printed name of applicant or applicant's representative)

3216 EL Centro ST S # A

(address of applicant or applicant's representative, line 1)

St Pete Beach, FL 33706

(address of applicant or applicant's representative, line 2)

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 14th day of Dec, 2015 by Susanne Ward, who appeared before me, and is personally known to me, or has produced DR ID W630-780-52-669-0 as identification, and did take an oath.

My commission Expires:

NOTARY:

Print Name: MARY T. MACRIDE S

Notary Public, State of Florida

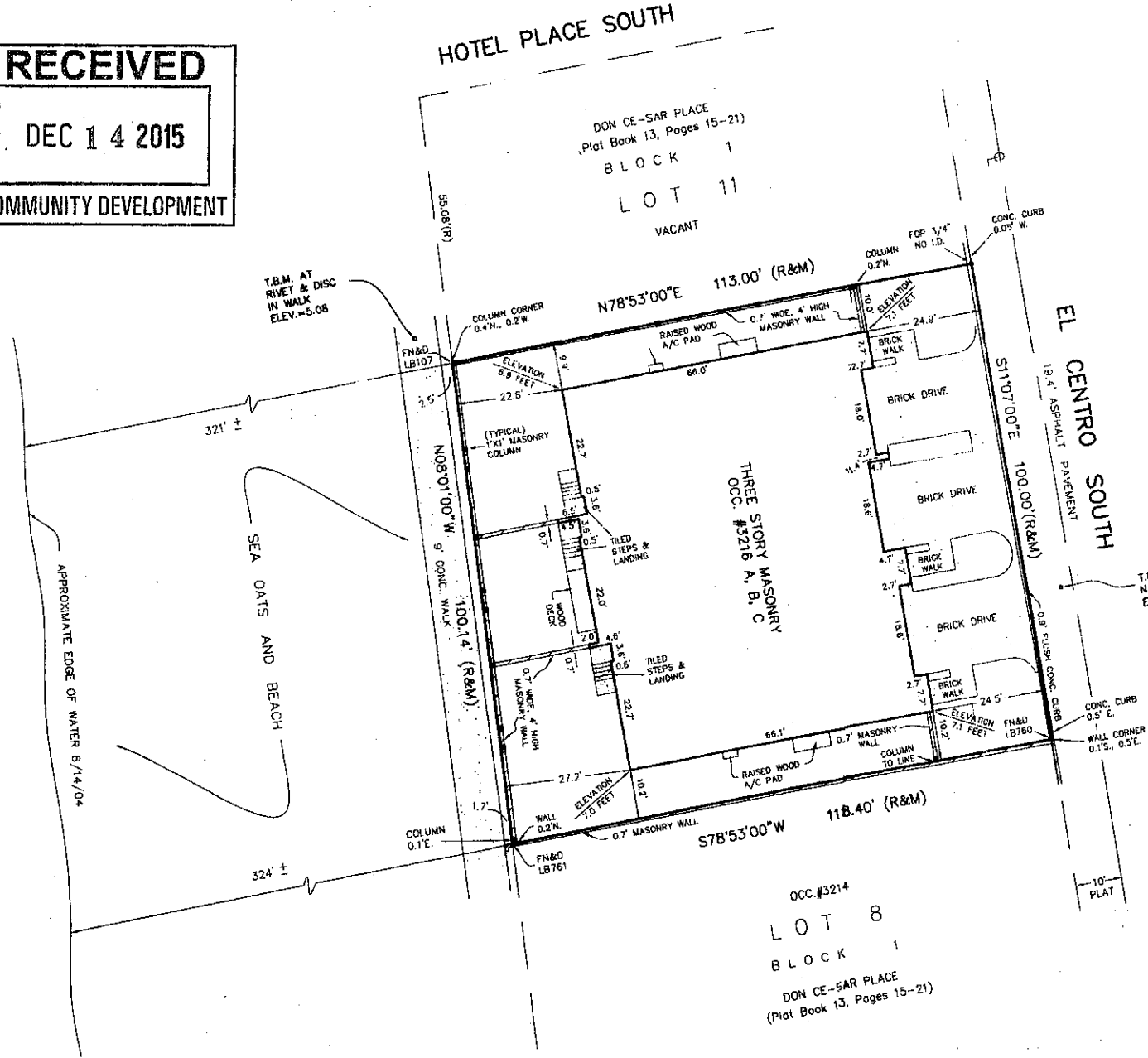
(Notarial Seal)



MARY T. MACRIDES
MY COMMISSION # FF 922446
EXPIRES: September 29, 2019
Bonded Thru Budget Notary Services

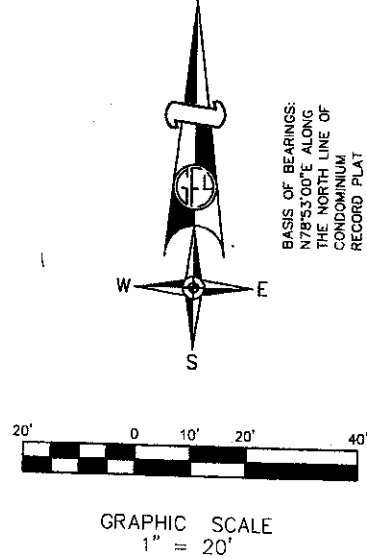
RECEIVED
DEC 14 2015
COMMUNITY DEVELOPMENT

GULF OF MEXICO



LEGEND

A	ARC	CCC	OCCUPIED
A/C	AIR CONDITIONER	CHL	OVER HEAD LINES
B	BUILDING	(P)	PLAT
C	CHORD	PC	POINT OF CURVE
CLC	CALCULATED	PCC	POINT OF COMPOUND CURVE
CS	CHORD BEARING	PCP	PERMANENT CONTROL POINT
C	CENTER LINE	PI	POINT OF INTERSECTION
CLF	CHAIN LINK FENCE	PLS	PROFESSIONAL LAND SURVEYOR
CONC	CONCRETE	P.O.B.	POINT OF BEGINNING
CONV	CONVERTED	PP	POWER POLE
(D)	DESCRIPTION	PRM	POINT OF REVERSE CURVE
DP	DUCTILE IRON PIPE	PRM	PERMANENT REFERENCE MONUMENT
ELEV	ELEVATION	PSM	PROFESSIONAL SURVEYOR AND MAPPER
ESMT	EASEMENT	PVC	POLYVINYL CHLORIDE
FCM	FOUND CONCRETE MONUMENT	RAD	RADIUS
FR	FOUND IRON ROD	RNC	REINFORCED CONCRETE PIPE
FR	FOUND IRON PIPE	RCP	RANGE
FNAD	FOUND NAIL AND DISK	R/W	RIGHT OF WAY
FR	FOUND OPEN IRON PIPE	SEC	SECTION
FFC	FLORIDA POWER CORPORATION	SEC	SET CONCRETE MONUMENT
FPP	FOUND PINCHED IRON PIPE	SIR	SET 1/2" IRON ROD LB 021
FRAD	FOUND RIVET AND DISK	SR&D	SET NAIL AND DISK
GTE	GENERAL TELEPHONE EXCHANGE	TBM	TEMPORARY BENCH MARK
ID	IDENTIFICATION	TV	TELEVISION
IN	INVERT ELEVATION	TWP	TOWNSHIP
LB	LICENSED BUSINESS	WF	WOOD FENCE
LP	LIGHT POLE		NUMBER
(M)	MEASURED		
NO	NUMBER		
NGVD	NATIONAL GEODETIC VERTICAL DATUM		
W.M.	WATER METER		
WV	WATER VALVE		
F.H.	FIRE HYDRANT		
B.F.P.	BACK FLOW PREVENTOR		
WV	WATER VALVE		
M.H.	MANHOLE		
PVC	POLYVINYL CHLORIDE PIPE		



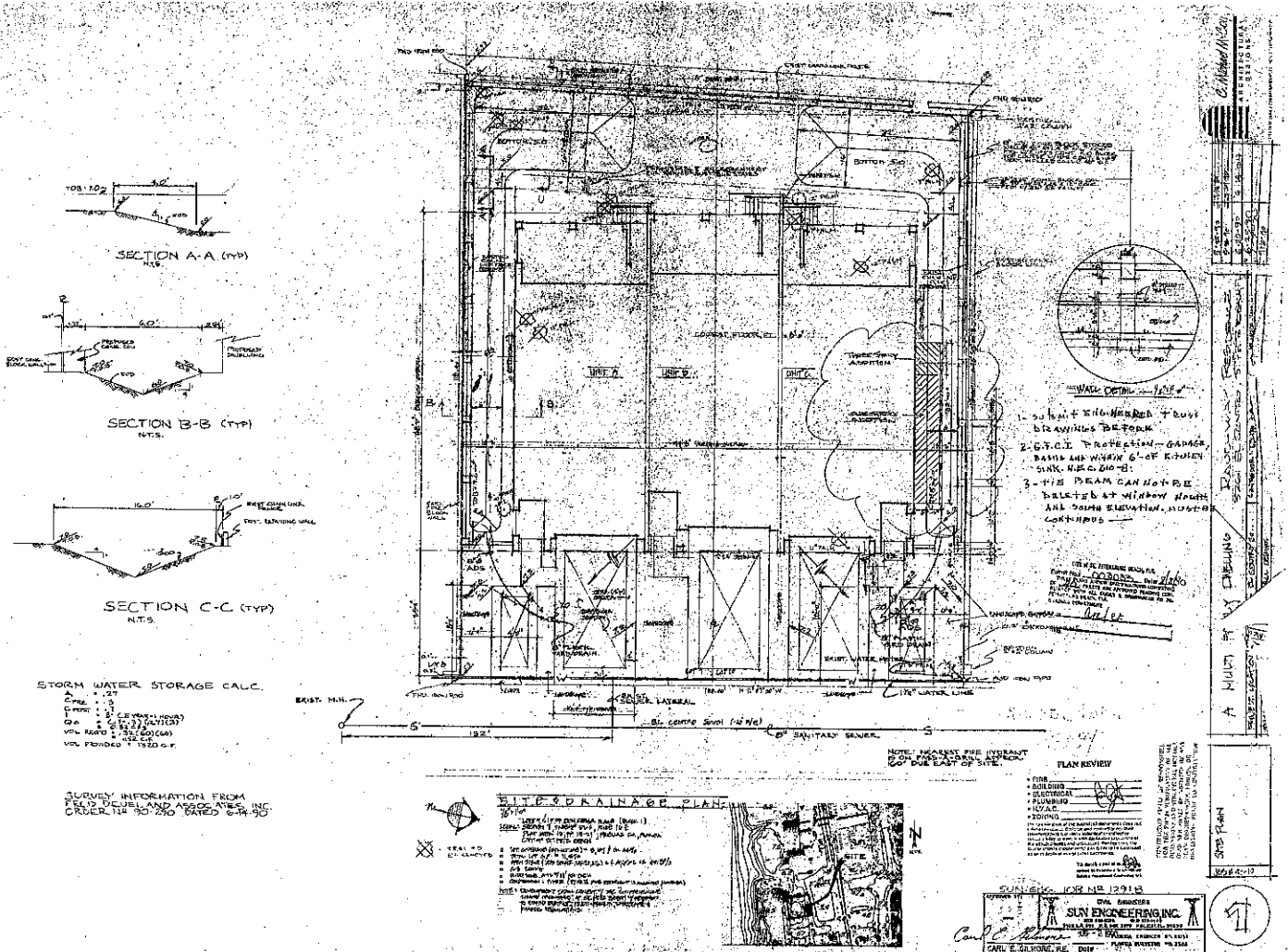
A BOUNDARY SURVEY OF
PASS-A-GRILLE TOWNHOUSES, A CONDOMINIUM
As recorded in Condominium Plat Book 108, Pages 96 and 97
Public Records of Pinellas County, Florida
St. Petersburg Beach, Florida

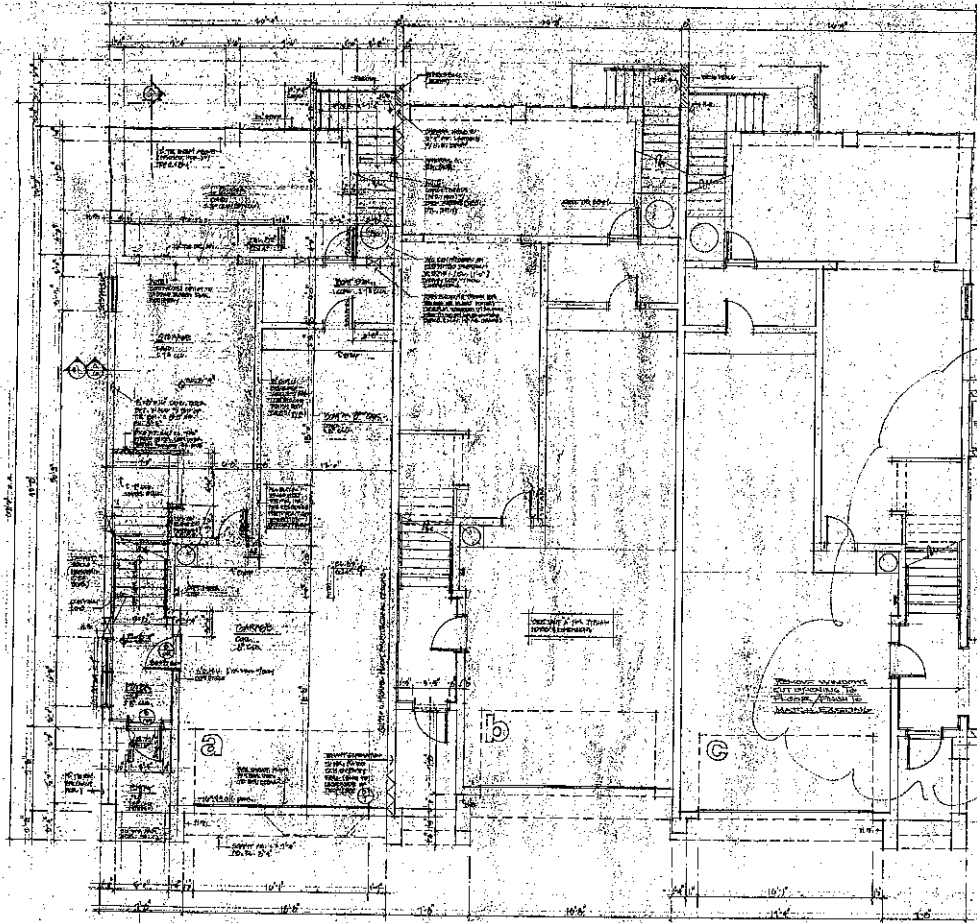
- NOTES:
1. AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12103C0278G, PANEL 278, EFFECTIVE DATE 09/03/03, THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE WITH A BASE FLOOD ELEVATION OF 12 FEET.
 2. THIS SURVEY IS A GRAPHIC DEPICTION OF THE CURRENT BOUNDARY AND CURRENT IMPROVEMENTS IN ACCORDANCE WITH THE LEGAL DESCRIPTION SHOWN HEREON AND MAY NOT REFLECT OWNERSHIP.
 3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CURRENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.
 4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 5. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 6. THE LOCATION OF FOUNDATIONS OR STRUCTURES BENEATH THE SURFACE HAS NOT BEEN DETERMINED.
 7. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 88. BENCHMARK USED WAS "NOAA 1973", LOCATED NEAR THE INTERSECTION OF EL CENTRO AND 33RD AVENUE, HAVING A PUBLISHED ELEVATION OF 6.82 FEET.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:	REVISIONS	George F. Young, Inc. LICENSED BUSINESS 021 ARCHITECTURE • ENGINEERING • ENVIRONMENTAL LANDSCAPE ARCHITECTURE • PLANNING • SURVEYING ST. PETERSBURG • TAMPA • BRADENTON • GAINESVILLE RESPONSIBLE OFFICE: 200 S. ...	SHEET
Pass-A-Grille Townhouses Condominium Assoc.			1

Attachment G.

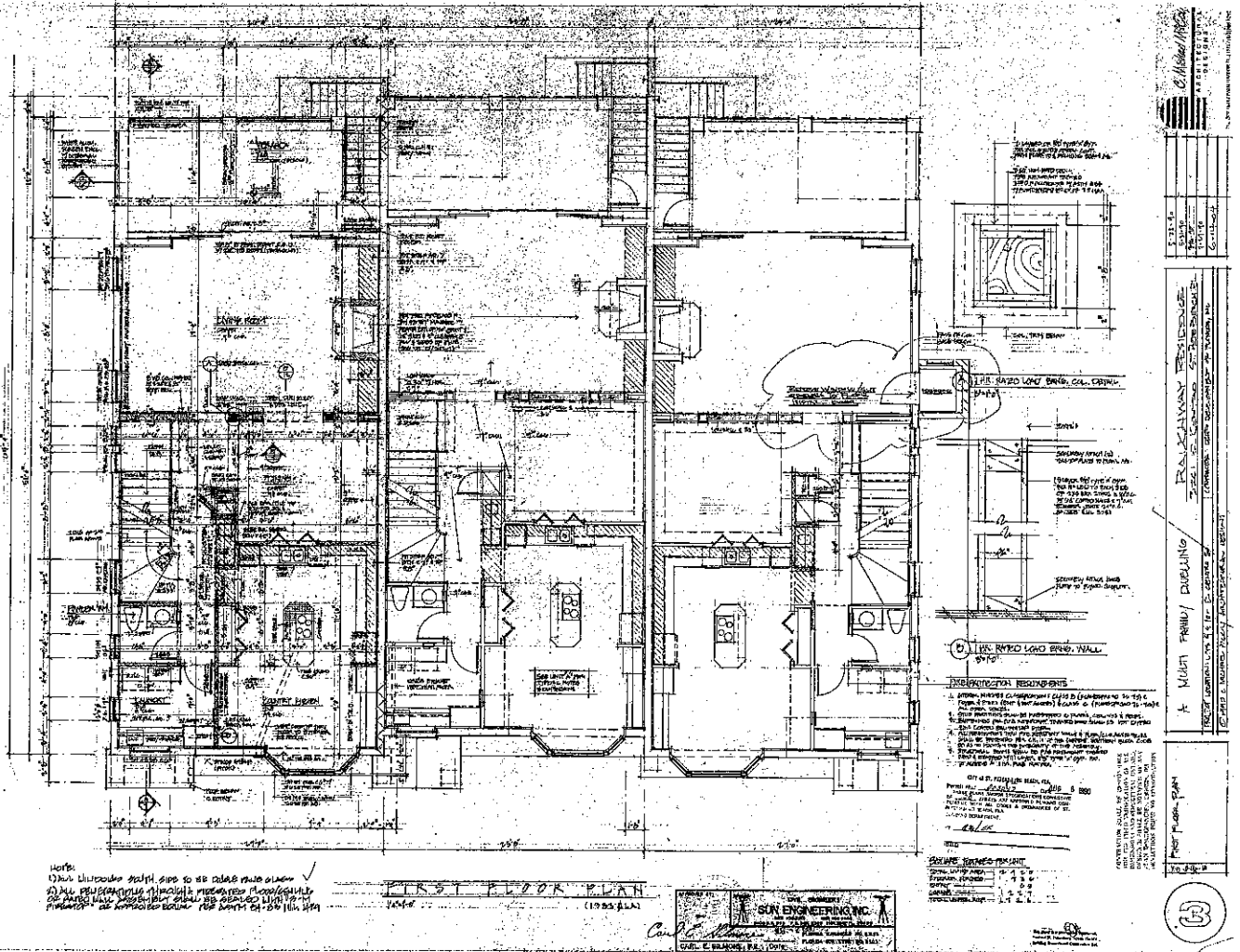


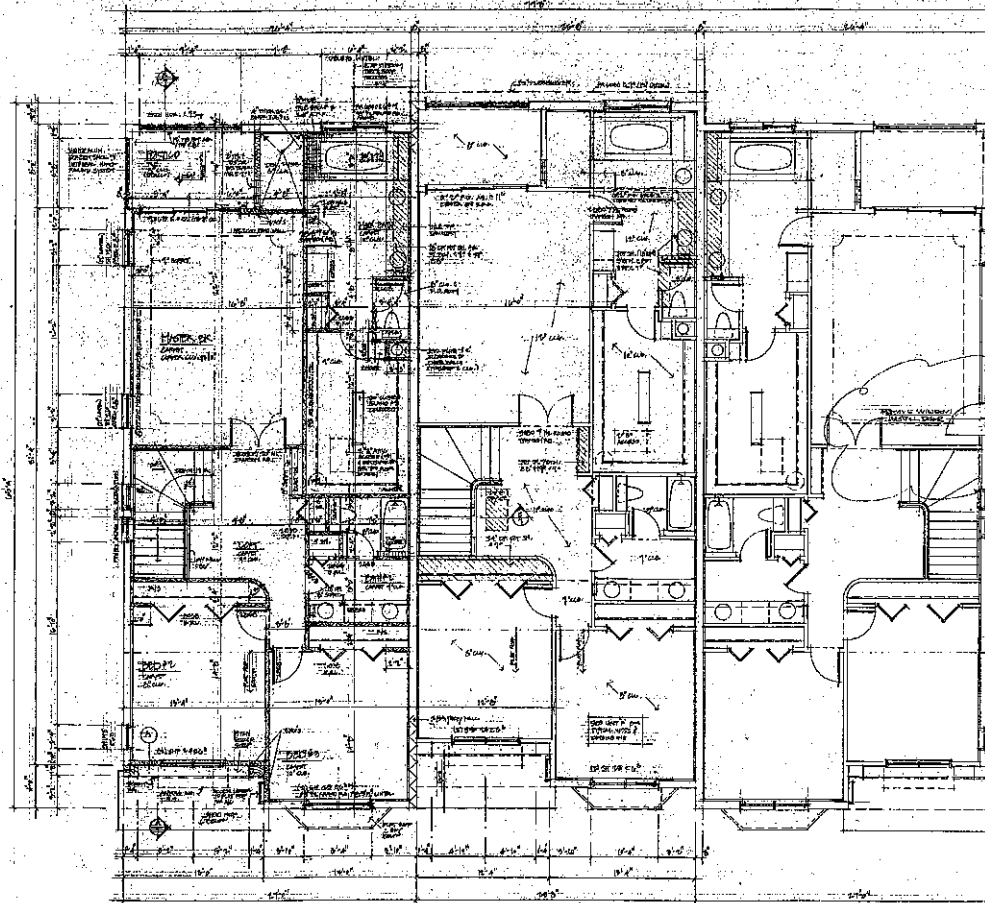


GROUND FLOOR PLAN
(SEE PLAN)



PROJECT NO. 100-1000	
DATE 10/10/10	
DRAWN BY J. J. JONES	
CHECKED BY J. J. JONES	
APPROVED BY J. J. JONES	
PROJECT NAME 100-1000	
PROJECT ADDRESS 100-1000	
PROJECT CITY 100-1000	
PROJECT STATE 100-1000	
PROJECT ZIP 100-1000	
PROJECT PHONE 100-1000	
PROJECT FAX 100-1000	
PROJECT E-MAIL 100-1000	
PROJECT WEBSITE 100-1000	
PROJECT DESCRIPTION 100-1000	
PROJECT NOTES 100-1000	
PROJECT COMMENTS 100-1000	
PROJECT SIGNATURE 100-1000	
PROJECT DATE 100-1000	





SECOND FLOOR PLAN
(SEE E.L.A.)

(A) THE EXTERIOR FRAME WALL

NOTE:
1) ALL GLASS ON EXTERIOR TO BE
DOUBLE FRAME GLASS
2) ALL REINFORCED CONCRETE
FLOORS, WALLS, AND CEILING SHALL
BE REINFORCED WITH STEEL
REINFORCEMENT
3) ALL REINFORCED CONCRETE
SHALL BE REINFORCED WITH STEEL
REINFORCEMENT

BY E. E. GILMORE, INC.
1000 S. 10th St.
Phoenix, Arizona 85001
Tel. 252-1111
Fax 252-1111

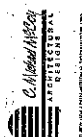
1000 S. 10th St.
Phoenix, Arizona 85001
Tel. 252-1111
Fax 252-1111

1000 S. 10th St.
Phoenix, Arizona 85001
Tel. 252-1111
Fax 252-1111

SUN ENGINEERING, INC.
1000 S. 10th St.
Phoenix, Arizona 85001
Tel. 252-1111
Fax 252-1111

Carl E. Gilmore, Inc.

CARL E. GILMORE, INC.

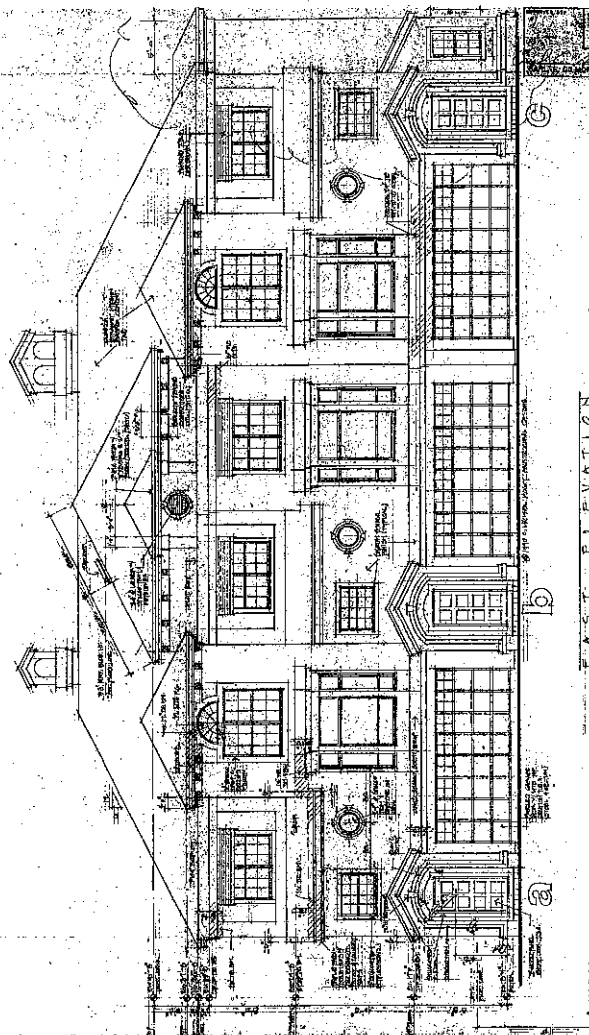
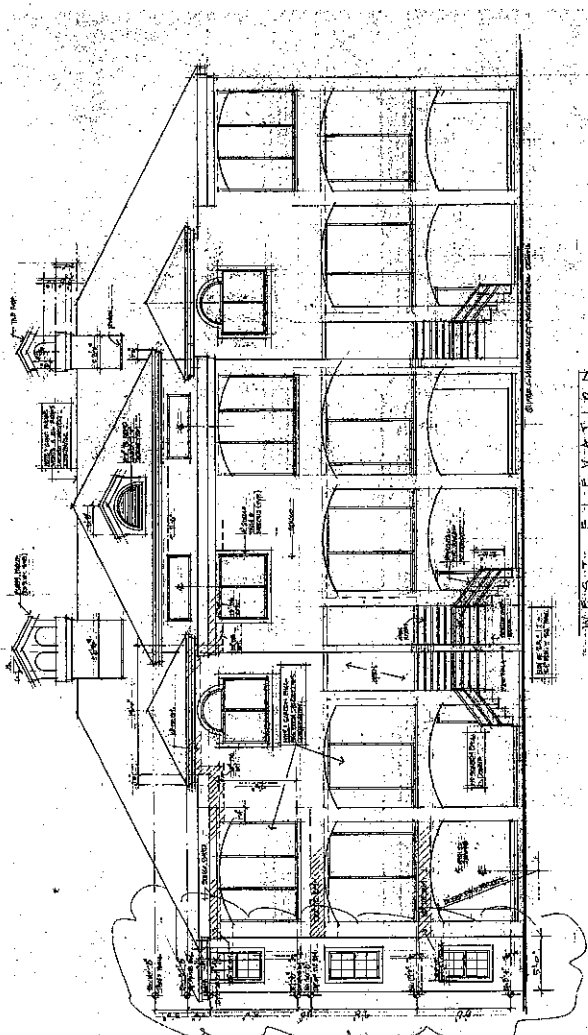


1000 S. 10th St.	Phoenix, Arizona 85001
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CIVIL ENGINEERS
SUN ENGINEERING INC.
 MEMBER OF THE SUN GROUP
 1000 S. 10th Ave. Suite 1000
 Fort Lauderdale, FL 33304

C. Michael McCoy
ARCHITECTURAL
DESIGN

$$\begin{aligned} \frac{1}{2} &= \frac{1}{2} \\ \frac{1}{2} &= \frac{1}{2} \\ \frac{1}{2} &= \frac{1}{2} \end{aligned}$$

المجلس الأعلى
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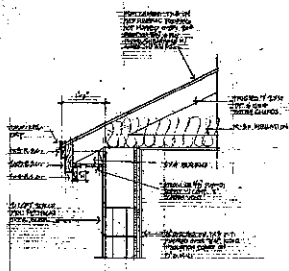
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WILLING

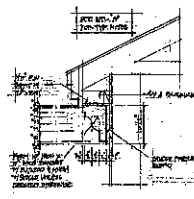
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RESEARCH EVALUATIONS

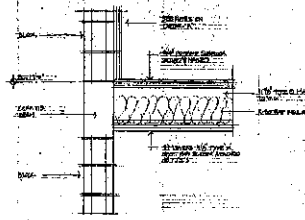
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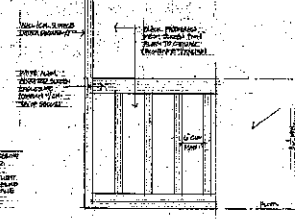
ROOF EDGE DETAIL



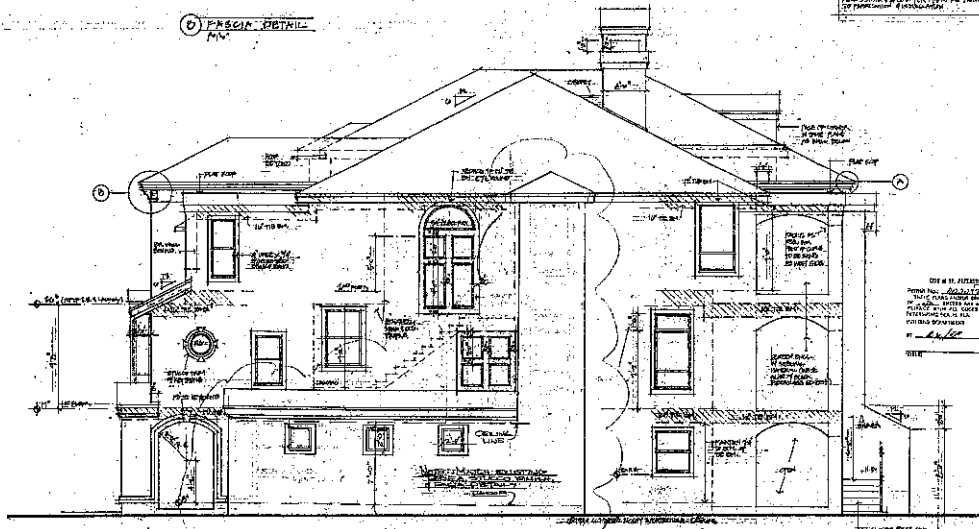
THRESHOLD DETAIL



WALL SECTION DETAIL



FRAME DETAIL



NORTH ELEVATION

SEE ELEVATION FOR MATERIALS AND FINISHES

SEE ELEVATION FOR MATERIALS AND FINISHES

SUN ENGINEERING, INC.
 1000 10th Avenue, Suite 100
 Boulder, Colorado 80502
 Phone: (303) 440-1000
 Fax: (303) 440-1001
 Email: info@suneng.com

RAVENHAWK RESIDENCE
 2241 E. 10th Avenue, Suite 100
 Boulder, Colorado 80502
 Project Number: 001101-01-0001
 Date: 10/1/01
 Scale: 1/8" = 1'-0"

5
 1000 10th Avenue, Suite 100
 Boulder, Colorado 80502
 Phone: (303) 440-1000
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 Email: info@suneng.com

Attachment H.

January 22, 2016

Mike Larimore
City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, FL 33706



Re: Case No. 2015-0068
3216 El Centro Street South #A ("Elevator Property")
Susanne & Michael Ward

Dear Mr. Larimore:

This communication is being submitted on behalf of my mother, Katherine Chmielewski, who is the owner of the real property and improvements located at 3214 El Centro Street, St. Pete Beach, FL. My mother wanted to attend the hearing on January 27, 2016 but is unable to due to a prior commitment. The purpose of this communication is to formally object to the above-referenced variance request for the Elevator Property.

The grounds for the objection are as follows:

1. The proposed elevator structure would be located directly outside the north facing windows of my mother's house and would eliminate any views from that location. The proposed elevator structure would be at the Elevator Property's southern lot line and would constitute a three story wall directly outside my mother's north-facing windows. One of the benefits in having a single family residence is not to be walled in by a neighboring property owner. The construction of the proposed elevator would eliminate this benefit and reduce the value of my mother's property.
2. My mother currently utilizes a bedroom on the northern side of her house on a regular basis. She is concerned about possible noise due to the presence, use and operation of an elevator directly outside of the window in the bedroom she uses.
3. The Elevator Property is located in a development that contains three townhouses. The applicant is correct in stating that the person who owns the townhouse on the northern most side of the Elevator Property ("Northside Owner") installed an elevator. There is a critical difference; however, since the Northside Owner's townhouse adjoins a public park. Given this fact, their elevator does not affect any neighboring homeowners.

January 22, 2016
Case # 2015-0068
Page 2

Please note that this is not a blanket objection to the installation of an elevator anywhere on the Elevator Property. My mother is open to the installation of an elevator on the Elevator Property provided it does not interfere with her peace and enjoyment of her property and does not detrimentally affect the value of her property. The current proposal for the Elevator Property does not meet that criterion.

Thank you for your consideration in this matter. Feel free to contact me if you have any questions.

Regards,

A handwritten signature in black ink, appearing to read 'Paul', with a long horizontal flourish extending to the right.

Paul Chmielewski
paulchm@gmail.com
303-263-3488